B C Building Consultants Limited

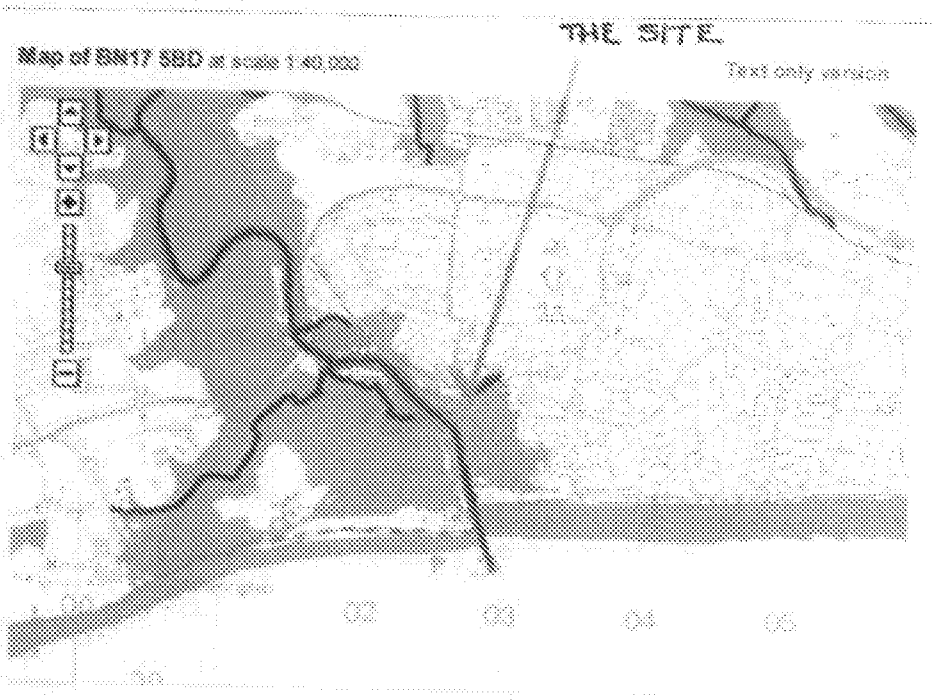
27 Dell Drive
Angmering
Sussex BN16 4HE

Our reference BBC/RSC/3222

Your reference

[redacted]

FLOOD RISK ASSESSMENT



Pier Road, the site is on the north side of pier road just on the edge of the flood area.

At present the site is fully defended against the 0.1% annual probability extreme tide level. Water flooding occurs mainly due to surface water and sewer flood risk. With this in mind and in accordance with PPS25 the proposal shall avoid flood risk to people, reducing risk to the development and incorporating sustainable drainage systems.

The following strategies and flood preparation shall be taken:

1) The finished floor levels of the proposal are to be set above the ground floor level. A stepped access to the front entrance levels. Please refer to the drawings attached.
2) All new hard surfaces are to be constructed of permeable paving.
3) Rainwater shall be stored in a collector such, as a water butts.
4) All new electrical sockets are to be at a height of 1.5m.
5) Non-return valves shall be fitted to all drains and water inlet pipes.
6) Suitable damp-proof membranes and courses to be installed.
7) Suitable air-brick covers over ventilation bricks.
8) New walls to be dry-lined.
9) All gaps between doors, walls and pipes to be sealed.

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ARUN DISTRICT COUNCIL LU/219/11/